



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: March 10, 2016

LAND USE NUMBER: LUA16-000140, ECF, SHPL-A

PROJECT NAME: Weston Heights North

PROJECT DESCRIPTION: The applicant is requesting Preliminary Short Plat approval, a Modification to the street standards (RMC 4-6-060) for a reduction in the required right-of-way dedication width, and Environmental (SEPA) Review for the subdivision of an existing 107,639 square foot (2.47 acre) site zoned Residential-4 (R-4) into 6 lots for the future construction of single family residences. The applicant is proposing to utilize the small lot cluster provisions, which would allow them to utilize the R-6 development standards in exchange for setting aside 20 percent of site as open space with a soft surface public trail. The proposed lots would range in area from 7,173 square feet to 32,018 square feet. An existing residence and detached outbuilding are proposed to remain on Lot 1. The proposed short plat would also result in the creation of 3 tracts (Tracts A, B, and C) and a Private Road C. The Private Road is proposed to provide access to the abutting Weston Heights Plat (LUA14-000958) to the south of the project site. Access to the new lots is proposed via residential driveways onto NE 7th Place. A Category 3 wetland is mapped on the project site. A Category 3 wetland requires a 75-foot buffer. This applicant is proposing a 25 percent buffer reduction with enhancement, which would result in a 56.25-foot enhanced buffer.

PROJECT LOCATION: 702 Nile Ave NE

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: February 25, 2016

NOTICE OF COMPLETE APPLICATION: March 10, 2016

APPLICANT/PROJECT CONTACT PERSON: Scott Mesic, Site Development Associates/ 1724 Marine View Dr., Ste 120/ Everett, WA 98012/ 425-486-6533 x103/ smesic@sdaengineers.com

Permits/Review Requested: Environmental (SEPA) Review, Short Plat Review

Other Permits which may be required: Building Permit, Construction Permit

Requested Studies: Drainage Report, Geotechnical Report, Wetland Assessment

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Weston Heights North Short Plat/LUA16-000140, ECF, SHPL-A

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated COMP-RLD on the City of Renton Comprehensive Land Use Map and R-4 on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-2-110A, 4-3-050, 4-4-070, 4-4-130, 4-6-060, 4-7-070 and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	None are recommended at this time.

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on March 24, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Jill Ding, Senior Planner; Tel: (425) 430-7219; Eml: jding@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

